

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: November 3, 2005

ITEM NO. 6

CASE NUMBER/ PROJECT NAME	<b>73-DR-2005</b> <b>PHO-Troon – Stealth Cactus WCF</b>		
LOCATION	On N. 115 <sup>th</sup> Street between N. 115 <sup>th</sup> Way and Troon Mountain Drive (approximately 325 feet south of Troon Mountain Drive).		
REQUEST	Request approval of a site plan & elevations for a stealth cactus Wireless Communication Facility (WCF) and equipment.		
OWNER	Verizon Wireless 480-763-6428	ENGINEER	N/A
ARCHITECT/ DESIGNER	KDC Architects 602-438-7429	APPLICANT/ COORDINATOR	Manjula Vaz Gammage and Burnham 602-256-4461

**BACKGROUND**                      **Zoning/Context.**

The site is located within the N. 115<sup>th</sup> Street right-of-way and is zoned Single-Family Residential, Environmentally Sensitive Lands (R1-18 ESL). The surrounding property is zoned residential.

**Adjacent Uses:**

- North: Single-family lots; zoned R1-18 ESL District.
- South: Single-family lots; zoned R1-18 ESL District.
- East: Single-family lots; zoned R1-18 ESL HD District.
- West: Single-family lots; zoned R1-18 ESL District.

**APPLICANT'S PROPOSAL**                      **Applicant's Request.**

The applicant is requesting approval of a Wireless Communications Facility (WCF) concealed within a 24-foot-tall artificial (faux) saguaro cactus along N. 115<sup>th</sup> Street. Equipment cabinets will also be located nearby behind a decorative screen gate.

**Development information.**

- |                                |  |
|--------------------------------|--|
| • Existing Use:                | Street shoulder                                  |
| • Proposed Use:                | Faux cactus wireless antenna facility            |
| • Project Size:                | 140 Square feet                                  |
| • Proposed Faux Cactus Height: | 24 Feet  |
| • Equipment Height and Size:   | 6-Foot tall equipment cabinets<br>25 square feet |

## DISCUSSION

The faux cactus and equipment will be placed on the outside edge of the street right-of-way, approximately 6 feet behind the existing curb. New landscaping that includes trees, shrubs, an Ocotillo, and a Saguaro cactus will be planted on both the north and south sides of the facility to screen the facility and provide a more natural setting for the faux cactus. Two new trees will also be placed across the street to the northeast in response to an additional screening request by a neighbor. An existing 20-foot landscaped easement will help provide screening to the west.

The artificial Saguaro skin is molded out of a sun-resistant fiberglass casting of an actual Saguaro cactus to help blend it with the natural environment. The proposed 6-foot tall equipment cabinets will be painted a desert tan color and screened behind a decorative rusted metal screen gate.

## KEY ISSUES

Property owners within 750 feet of the site have been notified, and the applicant has met with surrounding property owners. There has been both opposition and support for the proposed facility. Opponents have expressed concerns that the commercial use is not appropriate for the neighborhood, and that the facility will be unsightly and obstruct views. Support received indicates that the wireless service is necessary for the area and that the proposal presents a good design alternative. (See Citizen Involvement Attachment #7)

Due to topography, obstructions, and neighbors expressing opposition, the applicant has found that providing wireless service in this area to be extremely difficult. The applicant chose this location carefully after consideration of multiple locations. The proposal attempts to blend the faux cactus into its setting so as not significantly change the character of the area. The nearest home is approximately 100 feet from the proposed facility. The applicant has submitted documentation that the WCF meets or exceeds the Federal Communication Commission's radio frequency safety standards.

## STAFF


## RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

**STAFF CONTACT(S)**

Tim Curtis, AICP  
Project Coordination Manager  
Phone: 480-312-4210  
E-mail: tcurtis@ScottsdaleAZ.gov

**APPROVED BY**



Tim Curtis, AICP  
Report Author



Lusia Galav, AICP  
Current Planning Director  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Enlarged Site Plan
6. Elevations
7. Community Involvement
- A. Stipulations/Zoning Ordinance Requirements



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 12-20-04 BILL VERSCHUREN  
Coordinator: Kira Wawwie  
Project Name: PHD - Troon

Project No.: 672-PA-04  
Case No. **73-DR-2005**  
**08/24/05**

Project Location: Right of Way adjacent to 115<sup>th</sup> street

## Property Details:

☒ Single-Family Residential    ☐ Multi-Family Residential    ☐ Commercial    ☐ Industrial  
Current Zoning: R1-18    Proposed Zoning: R1-18  
Number of Buildings: 1    Parcel Size: 137.2 sq. ft.  
Gross Floor Area/Total Units: \_\_\_\_\_    Floor Area Ratio/Density: \_\_\_\_\_  
Parking Required: n/a    Parking Provided: n/a  
Setbacks: N - n/a in ROW S - n/a in ROW E - N/A W - N/A

## Description of Request:

See attached narrative

Verizon Wireless requests approval to locate a  
WCF in the City's right of way adjacent to 115<sup>th</sup>  
Street in Scottsdale. The WCF will be concealed  
as a saguaro cactus and the equipment shelter  
will be screened with a decorative metal screen.

## Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

### **PURPOSE OF REQUEST**

Verizon Wireless (the "Applicant") and the City of Scottsdale (the "Owner") respectfully submit this wireless communication facility requests ("WCF") application to locate a WCF in the City of Scottsdale's right of way adjacent to 115<sup>th</sup> Street in Scottsdale, Arizona. The WCF will be concealed as a saguaro cactus and the equipment shelter will be screened by a decorative screen, either metal or ocotillo. The equipment shelter will be located to the west of the WCF saguaro

### **PROJECT DESCRIPTION**

*Section 5.102 of the Scottsdale Zoning Ordinance permits WCF in the R1-18 ESL zoning district, subject to the provisions of Section 7.200.*

The purpose of this request is to located wireless telecommunication antennas within a faux saguaro with an adjacent equipment shelter that will be fully screened by decorative screening and desert landscaping. The Site is zoned R1-18. The proposed location is in the City of Scottsdale right of way, on the west side of 115<sup>th</sup> Street, generally hidden between two hills.

The lease area for the WCF is approximately 140 sq. feet. The Applicant proposed to locate one (1) equipment cabinet in the right of way adjacent to 115<sup>th</sup> Street. The equipment cabinets will be screened with a decorative screen that will blend in with the natural environment and the style of the area. Furthermore, the Applicant intends to supplement the existing vegetation and landscaping to help screen the equipment from the surrounding residential neighborhood.

*Section 7.200(H) states that the "purpose of the WCF regulations is to encourage and promote wireless communications coverage for all areas of the city while minimizing the visual, environmental, and neighborhood impacts."*

Verizon Wireless needs a WCF in this location to provide wireless coverage for its customers in North Scottsdale and specifically on the east side of Troon Mountain. The topography of North Scottsdale and the Troon area make it difficult to provide wireless coverage in North Scottsdale. This WCF site was specifically chosen because it is in the right of way and located between two small hills which provide natural screening from the nearby residences. In addition, Verizon Wireless intends to supplement the exiting desert vegetation with an additional saguaro cactus and other desert shrubs to provide additional screening for the facility.

*Section 7.200H(C) outlines the requirements for a Type 3 WCF Facility.*

This application is for a Type 3 WCF which requires Development Board approval.

*There are general criteria applicable to all WCF. This application complies with all of the general criteria established in the Zoning Ordinance. General criteria include:*

1 WCF concealment and screening. All antennas, mounting hardware, and cabling must be covered or painted to match the building, tower, or pole it is mounted on. Equipment cabinets, service panels, and service panels must be screened by solid walls, landscaping, or berms. Screening shall blend with or enhance the surrounding context in terms of scale, form, texture, materials, and color. WCF shall be concealed as much as possible by blending into the natural and/ or physical environment. All gates shall be opaque.

This application conceals the antennas by locating the telecommunication antennas within a faux saguaro. The faux saguaro is designed to look like a real saguaro. In addition, Verizon Wireless will plant a real saguaro near the faux saguaro which will allow the faux saguaro to blend in with its surrounding. There are other saguaros in the area and a faux saguaro will not look out of place in the natural environment.

The equipment cabinet will be screened by a decorative screening material. The screening will be either a metal screen or an ocotillo screen depending on neighborhood preference.

2. WCF height. The height of free-standing is measured from natural grade to the top of all appurtenances.

The proposed WCF is 24 feet from natural grade to the top of appurtenances, consistent with underlying R1-18 zoning district.

3. WCF setbacks. All WCF must meet the setback, stepback, and yard requirements of the underlying zoning district unless permitted otherwise.

The proposed WCF is located in the City of Scottsdale right-of-way and therefore is not subject to setback, stepback, or yard requirements of the underlying zoning district.

4. WCF Lighting. Any exterior lighting associated with the WCF must be shielded and screened, and located below the height of the screen wall or screening material.

The proposed WCF will not be lit.

*Section 7.200H (C )(2)( H) outlines the criteria for an alternative concealment WCF.*

The Zoning Ordinance defines alternative concealment WCF “as a freestanding unoccupied structure that camouflages, integrates or conceals the presence of wireless communications facility antennas. Some examples include, but are not limited to, art/sculptures and artificial trees, cacti, and rock formations.”

The proposed WCF which will be designed as a saguaro cactus meets the definition of an alternative concealment WCF as outlined in the Scottsdale Zoning Ordinance.

*Section 7.200H(C)(2)(H) allows alternative concealment WCF, subject to the following criteria:*

*1. WCF shall comply with the height requirements of the underlying zoning district;*

As noted above, the height of the proposed WCF is 24 feet tall, in accordance with the height permitted by the R1-18 zoning district.

*2. Equipment cabinets shall be concealed within the structure, fully screened, or buried underground;*

The Applicant intends to locate one (1) equipment cabinet in the right of way. The equipment cabinet is approximately 3'x8'x8'. The equipment cabinet will be depressed 2 feet so that the height of the cabinet is not greater than 6' above grade.

The equipment cabinet will be fully screened by a decorative screen. The screening material will either be a decorative metal or an ocotillo screen depending on community preference. In addition, the proposed site will be landscaped with more desert vegetation including a real saguaro to help with site blend in with the natural environment

*3. Equipment cabinet locations must comply with the height and yard development standards of the underlying zoning district;*

The height of the equipment cabinet is 8 feet. The equipment cabinet will be depressed so that the cabinet is not more than 6 feet above grade in accordance with the City of Scottsdale requirements .

*4. Equipment cabinets with air-conditioning shall be enclosed by walls and setback a minimum of fifteen (15) feet from lots where the existing or planned primary use is a single-family dwelling; and*

See answer to question number 5. Setbacks are not applicable in the ROW.

*5. All equipment cabinets that are located within the right-of-way or completely underground are exempt from yard development standards.*

As shown on the attached site plan, the entire WCF site is located entirely in the City of Scottsdale right of way. Therefore, the WCF is exempt from the yard development standards of the R1-18 zoning district. Moreover, the Applicant will enhance the existing landscaping to help buffer the visual impact of the equipment shelter from the surrounding residential community.

### **CONCEALMENT AND SCREENING PLAN**

This WCF application is the result of a lengthy a lengthy site selection and design process. The current application is the third proposed location for this area. Verizon Wireless has explored over twenty different sites in this area. Every feasible site suggested by the Planning Staff or the community was thoroughly explored and discussed

from a technical point of view. Verizon Wireless has gone so far as to place temporary transmitters and drive test potential sites.

In the same vein the appropriate method of concealment was thoroughly explored and the potential for concealment was considered in the site analysis. This proposed WCF application is for a Site that is located in the City of Scottsdale right of way. The land has already been disturbed and graded. Therefore, Verizon Wireless will not have to locate on undisturbed desert or revegetated open space.

In addition, the proposed Site is located between two small hills that help to screen the Site from the surrounding residential community. Verizon Wireless intends to supplement the landscaping around the Site with additional desert vegetation and an additional saguaro cactus to help the Site blend into the natural environment.

The equipment cabinets will be screened by a decorative metal screen made of either rusted metal or ocotillo. The decorative metal screen is similar to the screening material Verizon Wireless uses in a variety of locations in North Scottsdale. The decorative metal screen has been approved by the City staff and is in concert with the design guidelines of the City of Scottsdale.

The purpose of this WCF application is to provide wireless communication service to Verizon Wireless customers in North Scottsdale and specifically on the east side of Troon Mountain. There are many residents of Troon who have home offices and rely on wireless service to for the work. In addition, people have come to rely on their cellular phones for daily communication. It is important that the Applicant is able to provide quality service to its customers in Scottsdale for both their daily activities and in emergency situations.

### **CONFORMANCE WITH FCC SAFETY STANDARDS**

This Wireless Communication Facility, at its maximum load, including cumulative effects of multiple facilities, meets or exceeds the Federal Communication Commission's radio frequency safety standards.

### **COMPLIANCE WITH STATE, LOCAL, & FEDERAL REGULATIONS**

Pursuant to the terms of its operating license, Verizon Wireless will comply with all state, local and federal regulations relative to the operation of this facility.

### **COMMUNITY NOTIFICATION**

The Applicant has extensive communication with the residents in this area. The Applicant has held two open houses for the residents to discuss proposed site locations. In addition, Verizon Wireless representatives attended a third open house meeting sponsored by the neighbors.



The Applicant has sent several letters to the neighbors within 750 feet and all interested residents who signed sign in sheets at the open house informing them of the open house and of the progress of the Applicant. In response to the first open house the Applicant found an alternative location further away from residential area and outside of the common area open space.

A full description of the open house, alternatives discusses and actions taken by the Applicant in response to the open house are fully detailed in the Public participation Report that is a part of this WCF application.

The Applicant has made every effort to respond to the community's and the City's request with respect to the Site location and design of this Site. Given the lack of verticality in North Scottsdale, wireless providers must rely on alternative concealment designs. The area on the east side of Troon Mountain is even more challenging as there are no street lights, traffic signals, or church steeples on which to place wireless antennas. A faux saguaro is an alternative design encouraged by the Scottsdale Wireless Ordinance. In addition, the Scottsdale Wireless Ordinance directs WCF to be located in the right of way. The Applicant has made every effort to conceal the proposed Site by locating between two small hills, away from most of the residential houses and by supplementing the Site with additional vegetation. This Application complies will all of the requirements of the Scottsdale Wireless Ordinance. We respectfully ask for your support.



PHO-Troon - Stealth Cactus WCF

**73-DR-2005**

ATTACHMENT #2

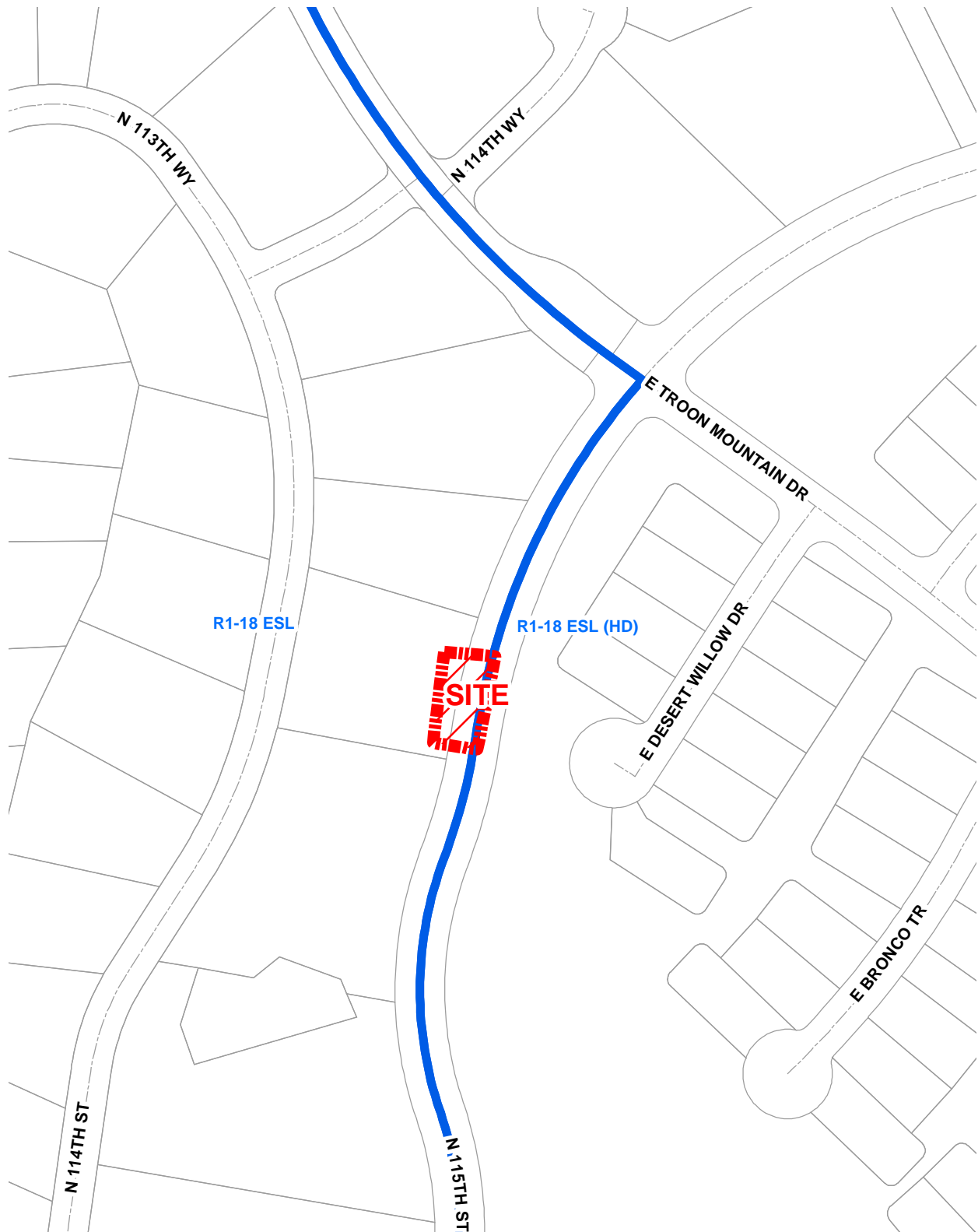




PHO-Troon - Stealth Cactus WCF

**73-DR-2005**

ATTACHMENT 2A



73-DR-2005

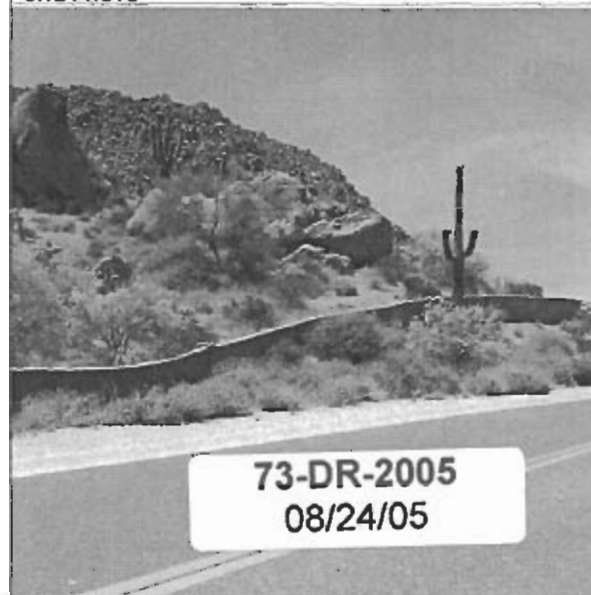
ATTACHMENT #3

I

# verizonwireless

**SITE NAME:**  
**PHO TROON**

## SITE PHOTO



<b>INDEX OF DRAWINGS</b> 1-1 TITLE SHEET C-1: TOPOGRAPHIC SITE SURVEY 2-1 SITE PLAN 2-2 ENLARGED SITE PLAN AND DIMENSION PLAN 2-3 ELEVATIONS	<b>PROJECT TEAM</b> <b>CLIENT</b> VERIZON WIRELESS CONSTRUCTION DEPARTMENT 4811 E. McDowell Avenue, #200 Phoenix, AZ 85004 CONTACT: DAVID BOWEN PHONE: (602) 328-0280 <b>OWNER</b> CITY OF SCOTTSDALE 2628 BROWDER BLVD SCOTTSDALE, AZ 85254 <b>ARCHITECT / ENGINEER</b> KDC ARCHITECTS - ENGINEERS, P.C. 3224 S. FAIR LANE SUITE A-1 SCOTTSDALE, AZ 85251 CONTACT: WARREN BLOOM PHONE: (602) 428-7429 <b>AGENT</b> BOWEN REAL ESTATE 5128 N. 80TH PLACE PARADISE VALLEY, AZ 85253 CONTACT: KEVIN HOWELL PHONE: (480) 675-9355 FAX: (480) 675-9356 <b>SURVEYOR</b> WESTERN SURVEYING SERVICES 8020 E. BAZZ LANE RD MESA, AZ 85209 CONTACT: JEFF COOK PHONE: (480) 324-5880 <b>POWER COMPANY</b> ARIZONA PUBLIC SERVICE PHONE: (602) 271-2121 <b>TELEPHONE</b> SHEET PHONE: (602) 244-1111	<b>PROJECT SUMMARY</b> CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, TOOLS, TRANSPORTATION, SUPERVISION, ETC. TO FULLY EXECUTE WORK ON EQUIPMENT CABINETS AND REPLACEMENT POLYMER REQUIREMENTS ARE DETAILED ON THE DRAWINGS AND SPECIFICATIONS AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS: <b>SITE WORK</b> PLACEMENT OF VERIZON EQUIPMENT CABINETS ON ALLOCATED SITE LOCATION. REINFORCE ELECTRICAL AND TELEPHONE SERVICES. ACCESS. ERECT ANTENNAE ON MAST AND ALL ASSOCIATED PARTS. NO TRAFFIC IS AFFECTED BY THIS INSTALLATION.	<b>VICINITY MAP</b> 
<b>LEGAL DESCRIPTION</b> REFER TO SURVEY			
<b>DRAWING SYMBOLS</b> ELEVATION NUMBER SHEET NUMBER FOR ELEVATION DETAIL NUMBER SHEET NUMBER FOR DETAIL SECTION NUMBER SHEET NUMBER FOR SECTION REFER NOTES DRAINAGE PATH PROPERTY LINE CHANGELINE FENCING WOOD FENCING ELECTRICAL SERVICE TOLL SERVICE REVISION		<b>BUILDING DATA</b> LEASE/CONTACT: VERIZON WIRELESS 4811 E. McDowell Avenue, #200 Phoenix, AZ 85004 42 (PROPOSED SITE IN CAPTURE) CONSTRUCTION TYPE: N/A (SHAD MOUNTED EQUIPMENT CABINETS) JARRISON: SCOTTSDALE BUILDING CODE: 2000 IBC 1000 IBC LEASE AREA: 142 SQ. FT.	<b>DRIVING DIRECTIONS</b> DRIVING DIRECTIONS TAKE 101 NORTH TO PIMA ROAD EXIT NORTH ON PIMA TO HAPPY VALLEY ROAD EAST ON HAPPY VALLEY ROAD TO 115TH STREET NORTH ON 115TH STREET TO 200 FEET NORTH OF THE INTERSECTION OF 115TH STREET AND 115TH WAY <b>APPROVALS</b> OWNER'S SIGNATURE: _____ DATE: _____ ENGINEER'S SIGNATURE: _____ DATE: _____ PROJECT MANAGER'S SIGNATURE: _____ DATE: _____ Signature above indicates approval of all documents information and changes after approval may result in additional design and/or construction costs.

ATTACHMENT #4

**verizonwireless**  
 Computer Workstation  
 4811 E. McDowell Avenue, Suite 200  
 Phoenix, AZ 85004  
 Phone: (480) 743-5400



**KDC Architects - Engineers, P.C.**  
 3224 S. FAIR LANE  
 TEMPE, ARIZONA 85282  
 (602) 438-7429 FAX: (602) 438-7433  
 Website: www.kdcarchitects.com

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	08/24/05	DATE FOR REVIEW	
2	08/24/05	DATE FOR REVIEW	

SEAL OF THE STATE OF ARIZONA  
 ARCHITECTS - ENGINEERS, P.C.  
 KDC ARCHITECTS - ENGINEERS, P.C.

2005  
 KDC ARCHITECTS - ENGINEERS, P.C.  
 KDC ARCHITECTS - ENGINEERS, P.C.

**SITE NAME:**  
**PHO TROON**

**SITE ADDRESS:**

115th ST. & 115th WAY  
 SCOTTSDALE, AZ 85260

**TITLE SHEET**

3224 S. FAIR LANE, TEMPE, AZ 85282

**T-1**





NOTE:  
NO EXISTING LANDSCAPE TO BE REMOVED  
OR DISTURBED DURING THIS PROJECT

NOTE:  
FOR FURTHER INFORMATION  
SEE SITE SURVEY

**verizon**wireless  
 Communications Department  
 8714 East Valley Parkway, Suite 100  
 Phoenix, AZ 85044  
 Phone: (480) 763-5456



**KDC** Architects - Engineers, P.C.  
 3234 S. Fair Ln.  
 Tempe, Arizona 85282  
 602.438.7429 FAX 602.438-7433  
 Website: www.kdcarchitects.com

REVISIONS	
NO.	DATE
1	10/24/05
2	11/01/05
3	11/01/05
4	11/01/05
5	11/01/05
6	11/01/05
7	11/01/05
8	11/01/05
9	11/01/05
10	11/01/05

Scale: 1" = 20'-0"



**SITE NAME:**  
**PHO TROON**  
**SITE ADDRESS:**  
 115th St. & 115th Way  
 SCOTTSDALE, AZ 85260

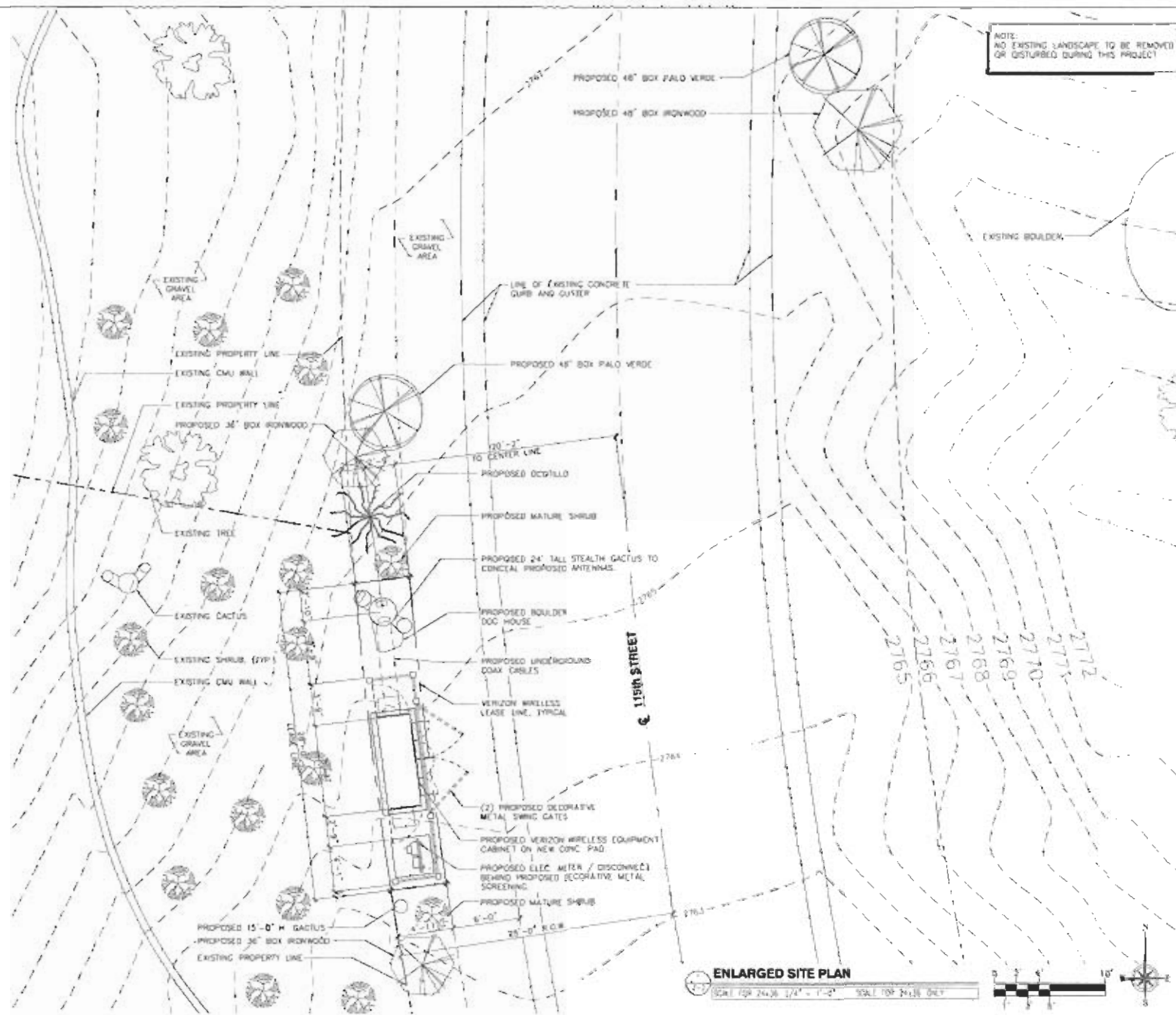
**SITE PLAN**

**Z-1**

**SITE PLAN**  
 SCALE: 1" = 20'-0" (SEE NOTE 1)  
 DATE: 08/24/05



**73-DR-2005**  
**08/24/05**







# 73-DR-2005

## PHO-Troon Stealth Cactus WCF

ATTACHMENT #7: Community Involvement Information

Due to the size of the above attachment we are unable to post it to our web site. The attachment is on File at the City of Scottsdale Current Planning Office (7447 E. Indian School Road, Suite 105) for those who wish to review it.

## **Stipulations for Case: PHO-Troon – Stealth Cactus WCF Case 72-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

### **PLANNING**

#### **APPLICABLE DOCUMENTS AND PLANS:**

##### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a) Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the Elevations submitted by Verizon Wireless with a staff receipt date of 8/24/2005.
  - b) The location and configuration of all site improvements shall be constructed to be consistent with the Site Plan, Enlarged Site Plan and Dimensions Plan and Details submitted by Verizon Wireless with a staff receipt date of 8/24/2005.

#### **ARCHITECTURAL/SITE DESIGN:**

##### **DRB Stipulations**

2. The proposed decorative metal screen wall shall be a maximum of six (6) feet in height measured from natural grade and rusted metal or comparable color having 35 or lower LRV to blend and be compatible with the surrounding environment.
3. All proposed equipment cabinets and electric meters may not exceed six (6) feet in height measured from natural grade. Paint colors of all mechanical equipment shall be desert tan or comparable color having 35 or lower LRV to blend and be compatible with the surrounding environment.
4. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
5. Prior to construction, the contractor is required to notify Inspection Services by calling (480) 312-5750. A planning inspection (#42) must be conducted prior to commencement of any construction. The provider must note this requirement on the site plan.
6. All existing public right-of-way and easements, including public utility, NAOS, sight distance, and scenic corridor easements shall be shown on all site, landscape and civil plans.
7. All existing utilities, including aerial, at grade and under ground shall be shown on all final plans.
8. Provider must identify telephone and electrical sources and show detailed connections on final plans to the satisfaction of plan review and permit services staff.
9. With the final plans submittal, the developer shall provide a detail of the required facility marker for a plaque, showing conformance with ordinance requirements. This is subject to Final Plans city staff approval.
10. Before final plans submittal, the applicant shall submit evidence that a right-of-way encroachment permit has been applied for and that a Permission for Improvements in the Public Right of Way form has been recorded, to the satisfaction of City staff.
11. No lighting is approved as part of the case 73-DR-2005.

## **ATTACHMENT A**

12. No microwave dish is being approved as part of the case 73-DR-2005.

**LANDSCAPE DESIGN:**

**DRB Stipulations**

13. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
14. Trees shall be located so that the mature tree canopy does not extend into the street, unless a specific private maintenance program is established which would otherwise prevent a similar situation from occurring.
15. Landscaping shall be located so that there are no conflicts with public utilities.
16. All proposed landscape material shall be listed on the City's List of Indigenous Plants for Environmentally Sensitive Lands.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

17. With the Final Plans submittal, the Provider shall submit documentation that off-site runoff shall enter and exit the site as it did historically.
18. With the Final Plans submittal, the applicant shall identify on the site plan proposed grade lines and drainage arrows demonstrating how the proposed improvements will not impact adjacent property and address water flows. The applicant shall also clearly identify on the plans the lowest finished floor elevation of the equipment enclosure, to the satisfaction of City staff.